

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**751 Twinbrook Parkway
Rockville, MD 20851**

(240) 777-6600

<http://www.montgomerycountymd.gov/boa/>

CASE NO. A-6707

PETITION OF HASSAN ASHKTORAB AND FARIDEH CHITSAZ

NOTICE OF HEARING

Please take notice that the Board of Appeals for Montgomery County, Maryland, will hold a public hearing, using technology (Microsoft Teams) in lieu of in-person attendance due to COVID-19, **on Wednesday, the 14th day of July, 2021, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59-7.3.2.A of the Zoning Ordinance. Instructions for remote participation in this hearing will be posted on the Board's webpage (address above) once they are available.

The proposed construction, a new single family dwelling, requires a variance of 6.08 feet as it is within twenty-five (25) feet of the front lot line. The required setback is thirty-one (31) feet, in accordance with Section 59-4.4.1.A of the Zoning Ordinance (Established Building Line).

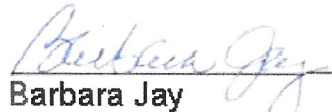
The subject property is Lot P9, Block 14, Edgemoor Subdivision, located **5007 Hampden Lane, Bethesda, Maryland, 20814** in the R-60 Zone. (Tax Number Account No. 00487993)

Notices forwarded this 11th day of June, 2021, to:

Hassan Ashktorab and Farideh Chitsaz
Debra Yerg Daniel, Esquire
Charles Frederick, Esquire, Associate County Attorney
Washington Suburban Sanitary Commission
State Highway Administration
County Board of Education
Contiguous and confronting property owners
Local Citizens Associations

EXHIBIT NO. 12(b)

County Board of Appeals


Barbara Jay
Executive Director

All parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purpose of this requirement, a party includes: (1) Counsel of record who have formally entered their appearance; (2) Any person to whom the Board of Appeals has granted Intervener status; and (3) The Applicant, Petitioner or Appellant in the case.

Submissions must be accompanied by a written statement certifying that copies have been sent to all parties. Effective September 6, 2002, failure to supply such written certification will result in refusal of the submission.

Case files are available for public review at the office of the Board of Appeals, Monday through Friday, 8:30 a.m. – 4:00 p.m.

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

Docket No. A- 6607
Date Filed 4-22-21
Hearing Date 7-14-21
Time 9:30 a.m.

PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Hassan Ashktorab and Farideh Chitsaz

Address of Petitioner(s): 7513 Marbury Road City Bethesda Zip 20817

Description of property involved: Lot 8 Block 14 Parcel Subdivision Edgemoor

Street and No. 5007 Hampden Lane City Bethesda Zip 20814 Zone Classification R-60

Appellant's present legal interest in above property (check one): Tax Account No. 00487993

☒ Owner (including joint ownership) ☐ Other (describe)

If not owner, name and address of owner:

What variance is requested, and what is the pertinent section of the Zoning Ordinance?

Variance from front yard setback of 6.08' due to EBL Section 59.4.4.1 of the Zoning Ordinance.

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:

☐ narrowness ☒ shallowness ☐ shape ☐ topography ☐ other extraordinary

situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties:

See Applicants' Statement of Justification

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted?

See Applicants' Statement of Justification

Date of recording of plat of present subdivision: 1912; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928:

Has any previous variance application involving this property been made to the Board of Appeals?

If so, give Case Number(s): N/A

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

Debra Yerg Daniel
Name of Attorney/Agent (Print Name next to Signature)

200-B Monroe Street, Rockville, MD 20850

Address of Attorney

(301) 762-5212

Phone Number

H. Ashktorab (Hassan Ashktorab) Farideh Chitsaz
Signature of Petitioner(s) (Print Name next to Signature)

7513 Marbury Road, Bethesda, MD 20817

Address of Petitioner

301.787.2854

Home Phone

Work Phone

(OVER)

EXHIBIT NO. 1(b)

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

All attorneys admitted in Maryland and where indicated.

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DEBRA YERG DANIEL
SEAN P. HUGHES (DC)
CATHY G. BORTEN (DC, VA)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)

DAVID A. LUCAS (DC)
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CHRISTOPHER L. YOUNG (VA)
RAYMOND L. GAMBRILL
JAMES T. ROTH (DC)

* Of Counsel

DYDANIEL@MMCANBY.COM

April 20, 2021

John H. Pentecost, Chair
Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

Re: Application of Hassan Ashktorab and Farideh Chitsaz for a Variance
5007 Hampden Lane

Dear Chair Pentecost and Members of the Board of Appeals,

Please enter the appearance of the undersigned as counsel for the Application of Mr.
Ashktorab and Ms. Chitsaz regarding a variance for the property located at 5007 Hampden Lane.

Thank you for your attention to this matter.

Sincerely Yours,

MILLER, MILLER & CANBY



Debra Yerg Daniel

EXHIBIT NO. 1(a)

**BEFORE THE BOARD OF APPEALS
OF MONTGOMERY COUNTY**

IN THE MATTER OF THE PETITION :
OF HASSAN ASHKTORAB AND : VARIANCE
FARIDEH CHITSAZ :
FOR A VARIANCE : Case No. _____

**APPLICANTS' STATEMENT OF JUSTIFICATION
FOR REQUESTED VARIANCE**

Hassan Ashktorab and Farideh Chitsaz ("Applicants") are the owners of improved real property located at 5007 Hampden Lane, Bethesda. The Applicants purchased the property in December of 2020 for the purpose of razing the existing single-family detached house on the property and building their single-family home on the lot. As explained below, a variance of 6.08' from the applicable Established Building Line (EBL) of 31.08' along the Beverly Road frontage of subject corner lot property is necessary to facilitate construction of the proposed house, which would instead comply with the R-60's standard front setback of 25 feet. This Statement of Justification is intended to demonstrate why application of the regulatory standards of the county's Zoning Ordinance will cause an undue hardship on the Applicants and why a variance will overcome the practical difficulties that would occur as a result of strict compliance with the standards found in Chapter 59 of the County Code.

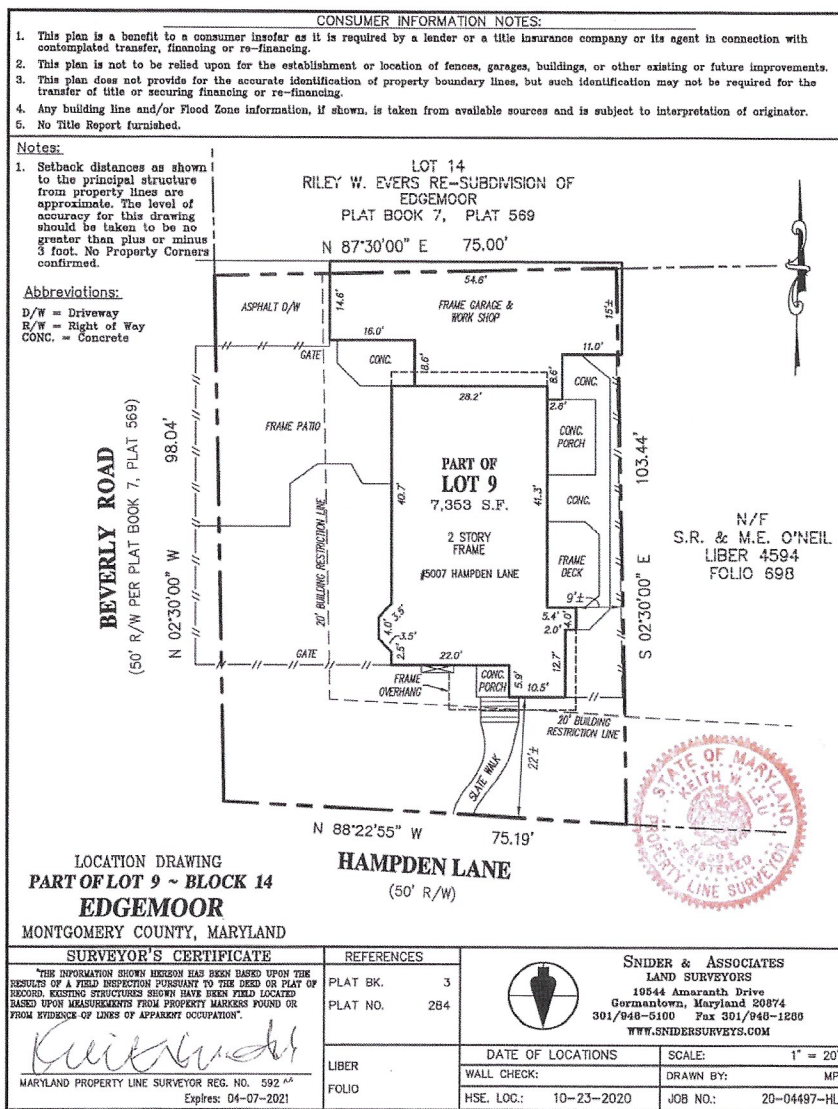
1. SUBJECT PROPERTY

The subject property, 5007 Hampden Lane, was subdivided in 1912 as part of Plat 146, “Edgemoor.” The subject lot, Lot 8, Block 14, is a corner lot located at the corner of Hampden Lane and Beverly Road and is zoned R-60. Since the lot is a corner lot, in accordance with § 59.4.4.1.A.7, it has two front setbacks and therefore any new construction on the property is required to comply with EBL requirements, if applicable, on both street frontages. The frontage along Hampden Lane is not subject to an EBL because there is only one other detached house along Hampden Lane – pursuant to § 59.4.4.1.A of the Zoning Ordinance, there must be two or more detached houses in order to calculate an EBL. Thus, the proposed construction must only meet the EBL on the Beverly Road frontage (discussed in detail below).

2. EXISTING IMPROVEMENTS

The below location survey of the existing improvements on the property show that the current improvements identified as “Frame Garage & Work Shop” (“Existing Garage”) fronting on Beverly Road on the north side of the property has an approximate setback of 20 feet (plus or minus 3 feet). It also appears that the Existing Garage crosses over the lot lines onto the adjoining lot along Beverly Road to the north and the adjoining lot along Hampden Lane to the east.

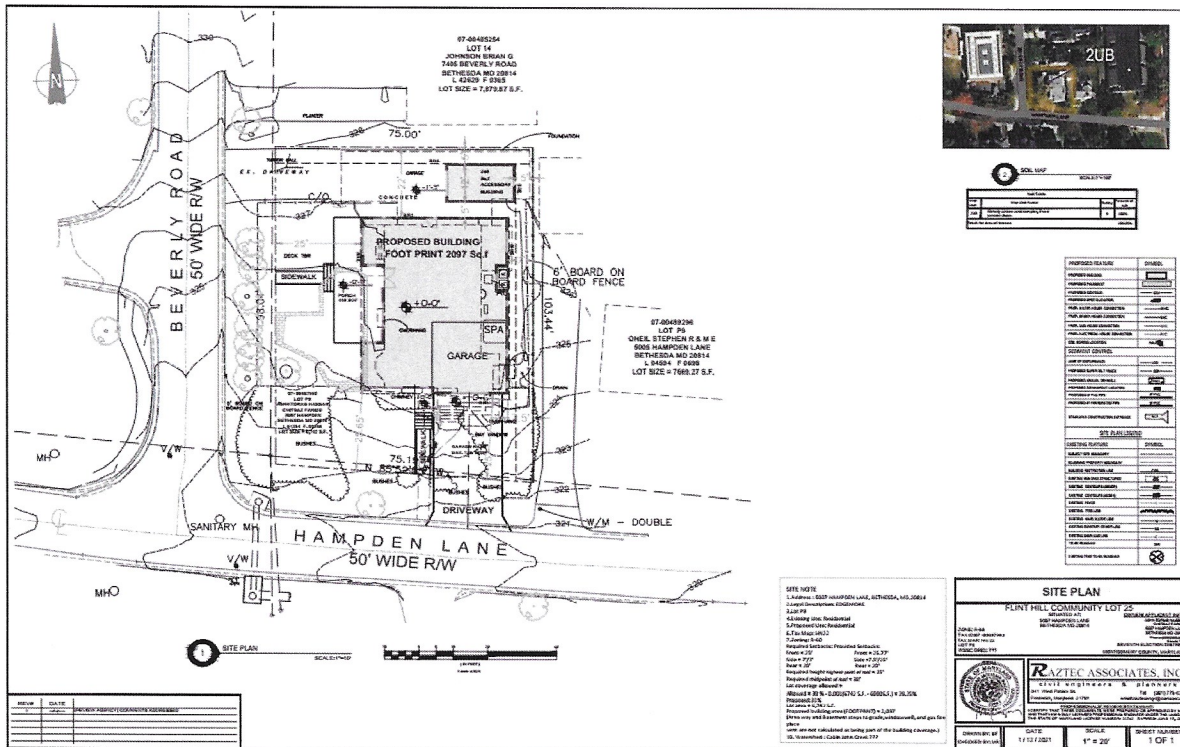
Location Survey



3. PROPOSED IMPROVEMENTS

Applicants propose to raze the existing improvements and build the house depicted in the proposed site plan below. The proposed improvements will be set back in compliance with the R-60 zone's standard front yard setback of 25 feet, which is further from Beverly Road than the Existing Garage is now. The new garage will become a part of the new house footprint and will be relocated to front onto Hampden Lane. Once constructed, this house will be the Applicants' primary residence.

Proposed Site Plan

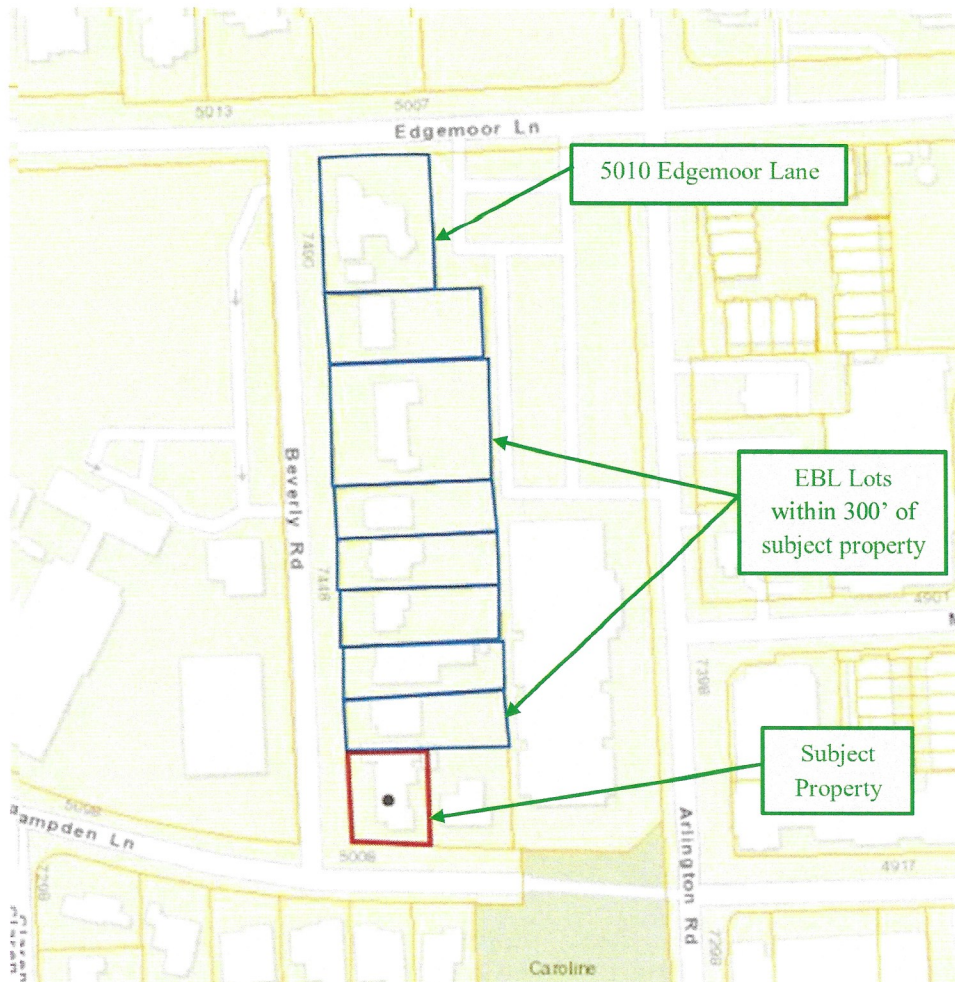


4. APPLICABILITY OF ESTABLISHED BUILDING LINE REQUIREMENTS

The subject property is zoned R-60. In the R-60 zone, whether an EBL applies depends on the provisions of § 59.4.4.1.A, which provides, in pertinent part, that if more than 50% of two or more houses within 300 feet along the same street frontage are set back more than the minimum required by the zone, the EBL is equal to the average front setbacks of those houses.

Since the subject property is a corner lot, it has two frontages and must meet the EBL, if any, on both street frontages. As stated above, there is no EBL along the Hampden Lane frontage since there is only one other detached home on the block. However, the Department of Permitting Services has determined that the subject property must comply with an EBL along its Beverly Road frontage of 31.08'. The following MCATLAS Map of Existing Homes Along Beverly Road shows the houses within 300' of the subject property.

MCATLAS Map of Existing Homes Along Beverly Road



5. RELIEF REQUESTED

The Applicants are proposing a 25' setback along Beverly Road and are requesting a variance of 6.08' from the applicable EBL of 31.08', shown in red on the following proposed site

Proposed Site Plan Showing Requested Variance



6. COMPLIANCE WITH SECTION 59.7.3.2.E (“NECESSARY FINDINGS”)

E. Necessary Findings

Granting the variance may only authorize a use of land allowed by the underlying zone. To approve a variance, the Board of Appeals must find that:

- 1. denying the variance would result in no reasonable use of the property; or**

Response: N/A

- 2. each of the following apply:**

- a. one or more of the following unusual or extraordinary situations or conditions exist:**
 - i. exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary conditions peculiar to a specific property;**
 - ii. the proposed development uses an existing legal nonconforming property or structure;**
 - iii. the proposed development contains environmentally sensitive features or buffers;**
 - iv. the proposed development contains a historically significant property or structure; or**
 - v. the proposed development substantially conforms with the established historic or traditional development pattern of a street or neighborhood;**

Response: The subject property meets the requirements of 2.a.i and 2.a.v. First, it meets the requirements of 2.a.i since the property is exceptionally shallow in relation to the other properties along Beverly Road that are used to determine the EBL (“EBL Lots”). As shown in the MCATLAS Map above, all of the EBL Lots are long and narrow. Due to the size and shape of those lots, the houses on those lots are able to setback further from Beverly Road and still allow a significantly-sized usable area in the rear of the lot. Moreover, the EBL Lots do not have a

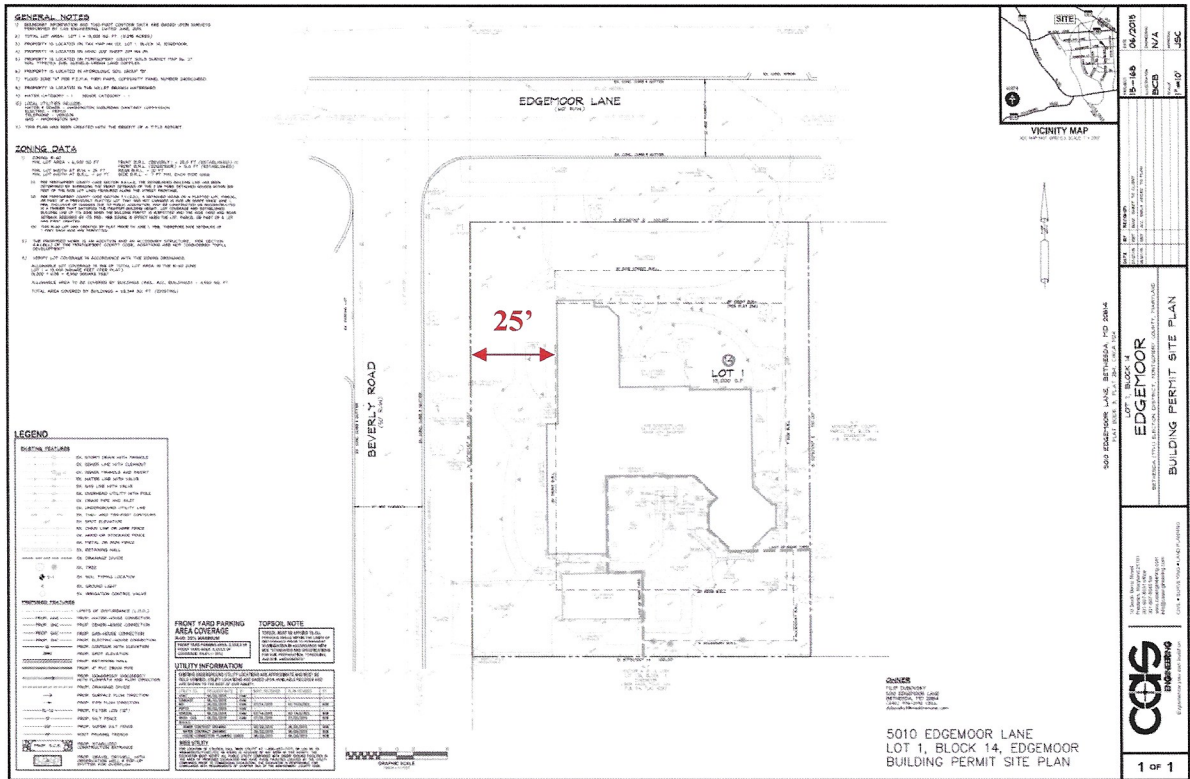
second frontage and, therefore are not further constrained by a second front setback. The subject property is approximately half as deep as the other lots along Beverly Road and is, therefore, not as able to accommodate a greater front setback and still have usable area in the rear of the lot. The subject property is also further constrained on its buildable footprint by having a second front setback along Hampden Lane.

While the corner lot to the north is more than 300' away and, therefore, is not included in the EBL Lots, it is the one lot along Beverly Road that has a house with a closer front setback than the other homes. This lot is also a corner lot with two frontages and is even less shallow than the subject property. According to the Building Permit Site Plan for this lot located at 5010 Edgemoor Lane, as shown below, the building restriction line ("BRL") is setback 25 feet.¹ Thus, 5010 Edgemoor Lane, which is a similarly situated corner lot as the subject property, appears to have the same front setback as the Applicants are seeking.²

¹ A larger version of this Building Permit Site Plan is included in Applicants' submittals.

² It does not appear from MCATLAS, the digital zoning map for Montgomery County, that 5010 Edgemoor Lane was granted a variance from the EBL requirement.

5010 Edgemoor Lane – Building Permit Site Plan



The proposed development also meets the requirement of 2.a.v because the proposed house is of a comparable size to the existing houses along Beverly Road. Thus, it “substantially conforms with the...traditional development pattern” on Beverly Road. Moreover, the proposed development will move the garage from the north side of the lot where it encroaches upon the two adjoining lots to the north and east and place it along Hampden Lane as part of the proposed home, thereby, again, substantially conforming the development on the property to the traditional pattern of development by addressing the current non-conformity on the lot.

- b. the special circumstances or conditions are not the result of actions by the applicant;**

Response: The conditions related to the shape and size of the subject property are not the result of actions taken by the Applicants.

- c. the requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on the property;**

Response: The Applicants' request of a variance of 6.08' is the minimum necessary to overcome the practical difficulties they are having with constructing their new home. This variance is needed because this lot is exceptionally shallow in comparison to the EBL Lots. Requiring the Applicants to conform to the existing EBL would impose practical difficulties in constructing a comparable home and correcting the non-conformities of the current improvements. The requested variance will be in conformance with the minimum required front setback in the R-60 zone, which is 25' and, according to the 5010 Edgemoor Lane Building Permit Site Plan, is identical to the setback of the other corner lot along Beverly Road.

- d. the variance can be granted without substantial impairment to the intent and integrity of the general plan and the applicable master plan; and**

Response: The requested variance will not substantially impair the intent and integrity of the Bethesda-Chevy Chase Master Plan. The lot is zoned R-60 and designated for single-family development. The Applicants propose to build a single-family home which will be their primary residence in an established single-family residential neighborhood.

- e. **granting the variance will not be adverse to the use and enjoyment of abutting or confronting properties.**

Response: This will be a single-family home in a single-family home neighborhood. The requested variance will allow for development of a home that is comparable to the other homes on the block and will allow the Applicants to correct the current non-conformities on the site by removing the current encroachments onto the adjoining lots. Thus, granting this variance will not be adverse to the use and enjoyment of abutting or confronting properties. In fact, the adjoining neighbor along Beverly Road is the owner of 7405 Beverly Road and has provided support for this variance application in a letter. In addition, the owner of 5010 Hampden Lane that is across the street from the subject property has also provided support for this variance application in the same letter.

7. CONCLUSION

In order to build their home, the Applicants need a variance of 6.08' from the front yard setback along Beverly Road. The variance requested meets all of the necessary findings as set forth fully above. The Applicants, therefore, ask that the requested variance be granted by the Board of Appeals.

[illegible]

SITE PLAN

FLINT HILL COMMUNITY LOT 25
SITUATED AT:
5007 HAMPTON LANE
BETHESDA MD 20814
OWNER/APPLICANT INFO
ASHKOTABAS HASSAN
CHITSAZ HANDE
5007 HAMPSHIRE LANE

AX ID: 07-00487093
AX MAP: HN 22
QT 59



RAZTEC ASSOCIATES, INC.

PROFESSIONAL REVIEW STATEMENT:
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,
 AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF
 THE STATE OF MARYLAND AND LICENSE NUMBER: 21701. EXPIRATION DATE: 12/31/2004.

DRAWN BY: BF	DATE 1 / 12 / 2021	SCALE 1" = 20'	SHEET NUMBER 1 OF 1
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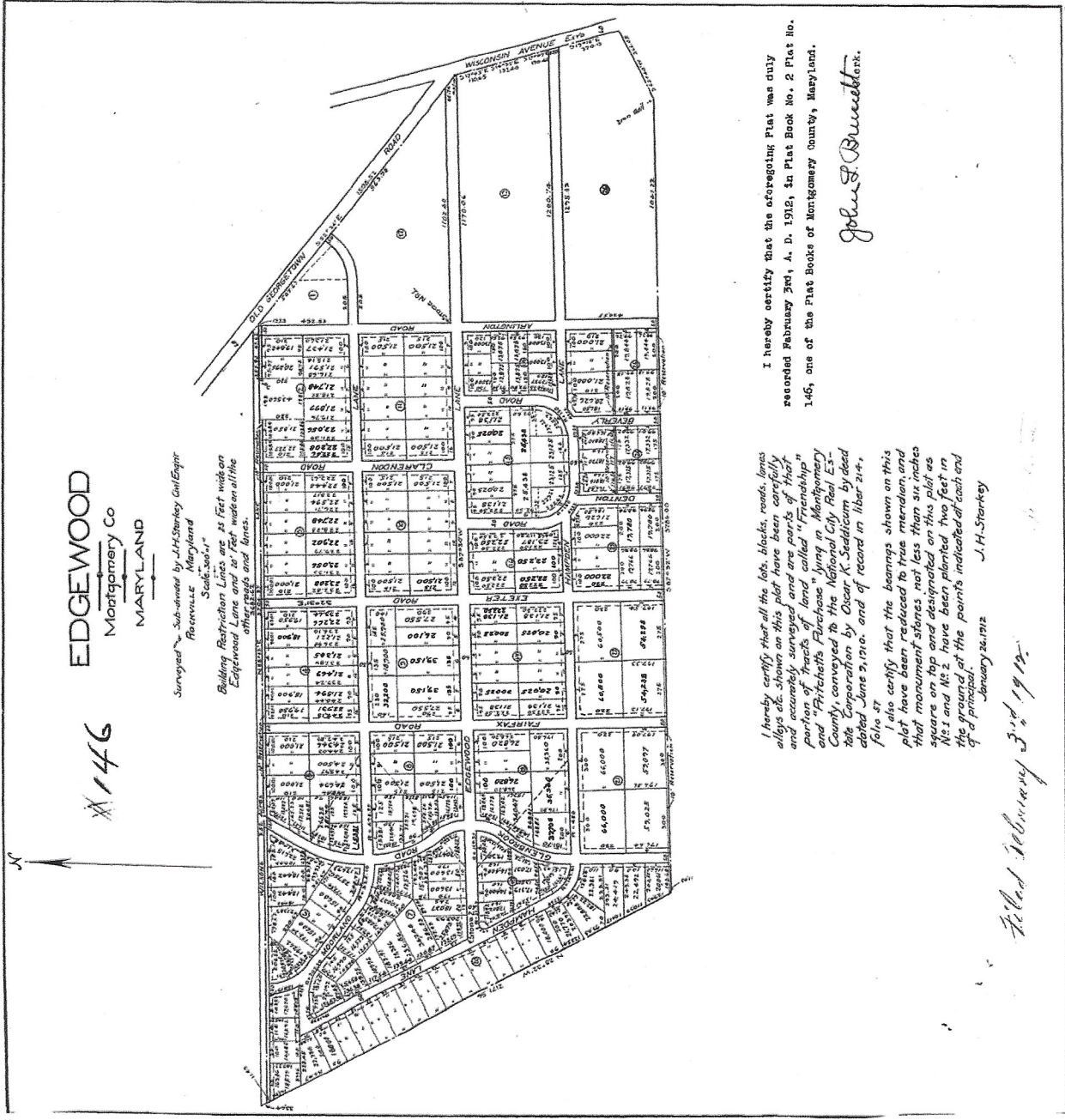
SCALE: 1"=10'

SITE PLAN

[illegible]

EXHIBIT NO.

4(b)



EDGEWOOD
Montgomery Co
MARYLAND

146

Surveyed by J.H. Starkey Civil Engineer
Pacoville Maryland
Scale 300' = 1"
Building Restrictions Lines are 25 Feet wide on
Edgewood Lane and 10 Feet wide on all the
other roads and lines.

I hereby certify that the foregoing Plat was duly
recorded February 3rd, A. D. 1912, in Plat Book No. 2 Plat No.
146, one of the Plat Books of Montgomery County, Maryland.

John F. Brummett
Clerk.

I hereby certify that all the lots, blocks, roads, lanes
alleys etc. shown on this plat have been carefully
and accurately surveyed and are parts of that
portion of tracts of land called "Friendship"
and "Fitchell's Purchase" lying in Montgomery
County, conveyed to the National City Real Es-
tate Corporation by Oscar K. Seddickum by deed
dated June 9, 1910, and of record in Liber 214,
folio 57.

I also certify that the bearings shown on this
plat have been reduced to true meridian, and
that monument stones not less than six inches
square on top and designated on this plat as
Nos. 1 and No. 2 have been planted two feet in
the ground at the points indicated at each end
of a principal.

January 26, 1912 J.H. Starkey

Filed February 3rd 1912



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

BUILDING PERMIT DENIAL
#380408

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: HASSAN & ASHKTORAB

ADDRESS: 5007 HAMPDEN LN
BETHESDA, MD 20814

LOT - BLOCK: P9 - 14

ZONE: R-60

THE VARIANCE REQUEST IS FOR

N	EXISTING STRUCTURE	Y	PROPOSED STRUCTURE
N	NON-CONFORMING	N	NON-COMPLYING
Y	NEW SINGLE-FAMILY DWELLING		

TYPE OF CONSTRUCTION:

N	ROOM ADDITION	N	SWIMMING POOL
N	PORCH	N	DECK
N	SHED	N	FENCE/RETAINING WALL
N	ACCESSORY STRUCTURE	N	GARAGE/CARPORT
N	OTHER		

The proposed construction requires a 6.08 ft. variance as it is within 25.00 ft. of the front lot line.

The required setback is 31.00 ft. in accordance with Section 59-4.4.1.A, EBL.

The required sum of both side yards is 0.00 ft. in accordance with Section 59-.

The proposed construction reduces the sum of both sides to 0.00 ft., creating a violation of 0.00 ft.

The proposed construction requires a variance from the Exemption from Controls, Section 59-B as follows:

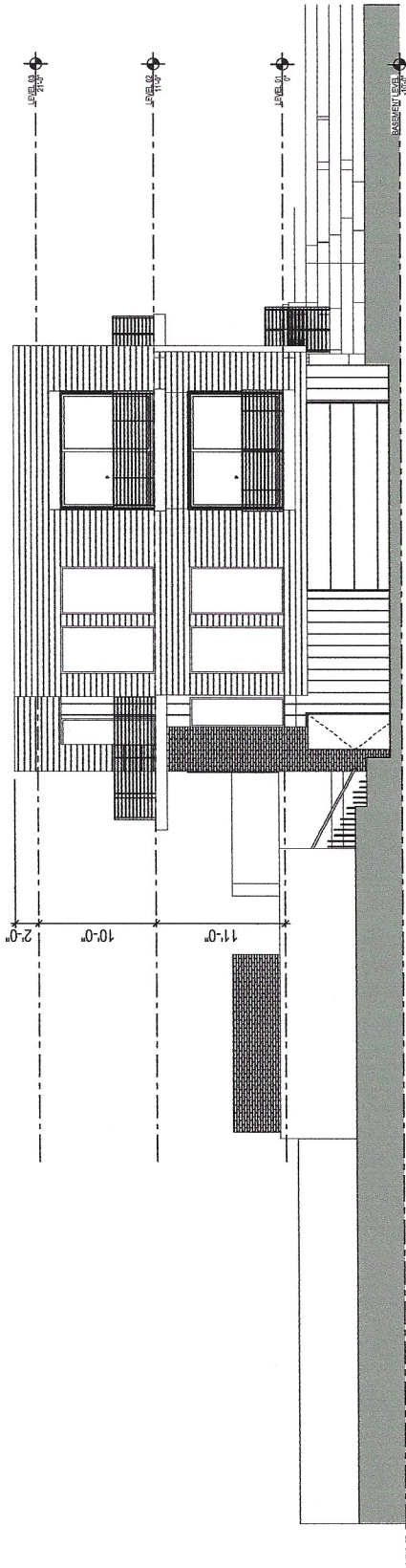
Requesting graant for required setback for R-60 zone instead of EBL.

The proposed construction new single fam dwelling

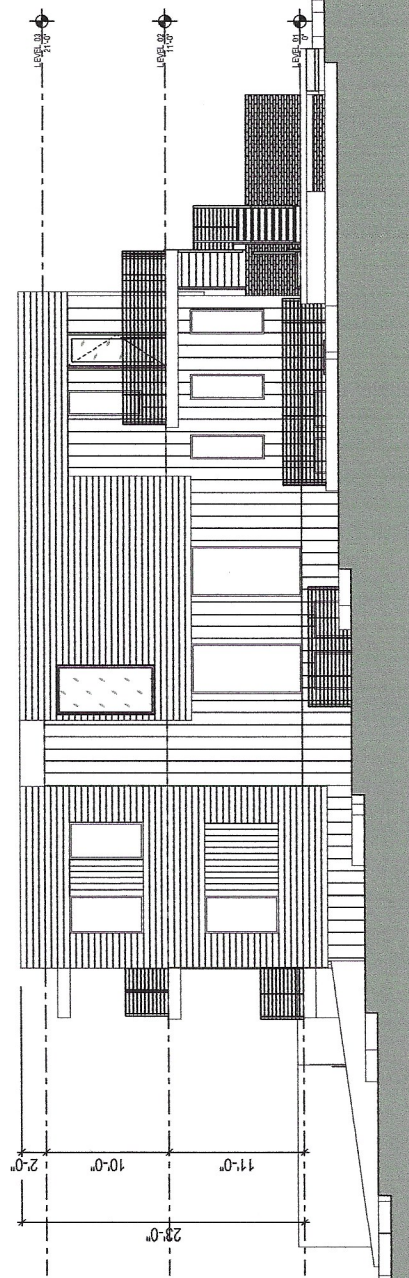
3/26/2021

Signature

Date



1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

PARADIGMoffice
ARCHITECTURAL FIRM

PARADIGMoffice, LLC
1334 N. 10th St., Suite 200
Farmingdale, NY 11735
631.224.1111
PARADIGMoffice.com

ARCHITECT

PROJECT DETAILS

PROJECT NAME
CHITSAZ &
ASHKTORAB
RESIDENCE

CLIENT
DR. JAHANGIR CHITSAZ &
DR. FARZAN
ASHKTORAB
5907 HAMPTON LN.
BETHESDA, MD 20814

DATE

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	01/11/2021	MM	MM
2	REVISION			
3				
4				
5				
6				
7				
8				
9				
10				

STAMP

These drawings and specifications
are prepared by the Architect
under the supervision of the
Professional Engineer of PARADIGM

PROJECT NO.

0021-141

DRAWN BY

M. HICHER

SCALE

1/4" = 1'-0"

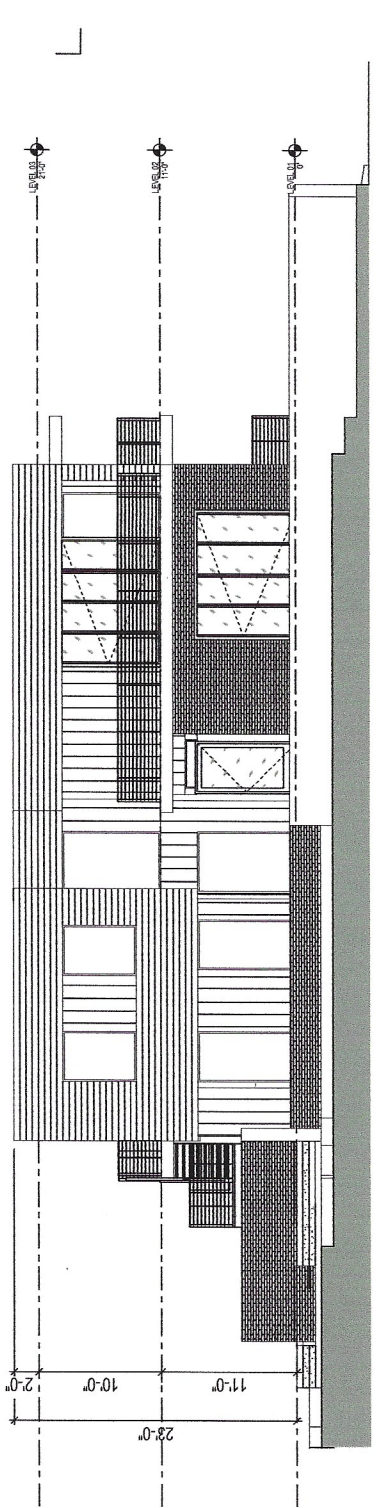
BUILDING
ELEVATIONS

DRAWING NO.

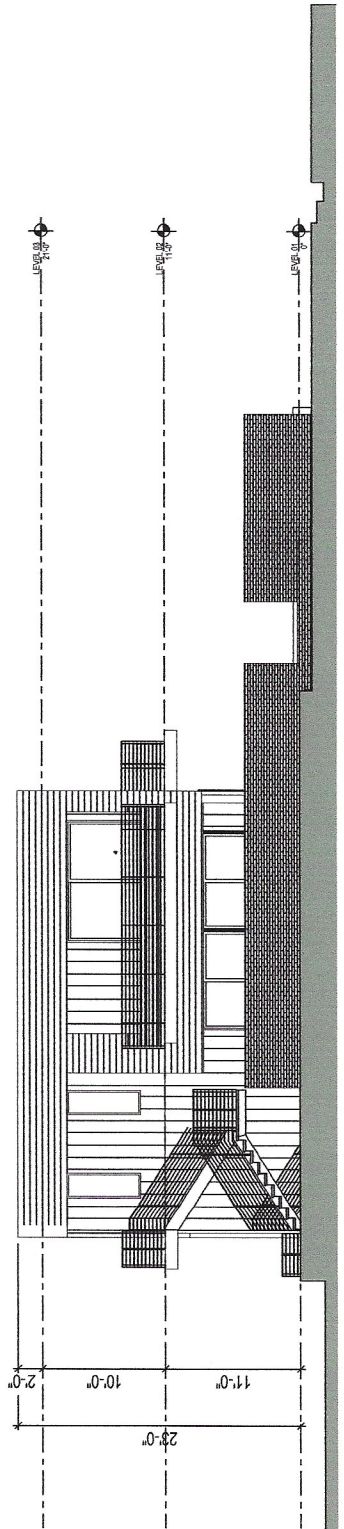
A201

EXHIBIT NO.

5(a)



1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



PARADIGMoffice
ARCHITECTURAL STUDIO

PARADIGMoffice, LLC
1215 North St., NE, Suite 100
Atlanta, GA 30309
404.525.1311
PARADIGMoffice.com

ARCHITECT

PROJECT DETAILS

PROJECT NAME
CHITSAS &
ASHKORAB
RESIDENCE

CLIENT NAME
DR. FARSHAD CHITSAS &
ASHKORAB
RESIDENCE
3907 HAMPTON LN.
BETHESDA, MD 20814

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/2017
2	ISSUED FOR PERMIT	08/11/2017
3	ISSUED FOR PERMIT	08/11/2017
4	ISSUED FOR PERMIT	08/11/2017
5	ISSUED FOR PERMIT	08/11/2017
6	ISSUED FOR PERMIT	08/11/2017
7	ISSUED FOR PERMIT	08/11/2017
8	ISSUED FOR PERMIT	08/11/2017
9	ISSUED FOR PERMIT	08/11/2017
10	ISSUED FOR PERMIT	08/11/2017

NOTES

1. These drawings are prepared for the purpose of obtaining a building permit. They are not to be used for any other purpose without the written consent of the architect.

2. The architect is not responsible for the accuracy of the information provided by the client.

3. The architect is not responsible for the accuracy of the information provided by the client.

4. The architect is not responsible for the accuracy of the information provided by the client.

5. The architect is not responsible for the accuracy of the information provided by the client.

6. The architect is not responsible for the accuracy of the information provided by the client.

7. The architect is not responsible for the accuracy of the information provided by the client.

8. The architect is not responsible for the accuracy of the information provided by the client.

9. The architect is not responsible for the accuracy of the information provided by the client.

10. The architect is not responsible for the accuracy of the information provided by the client.

PROJECT DATA

DATE
08/11/2017

PROJECT
CHITSAS &
ASHKORAB
RESIDENCE

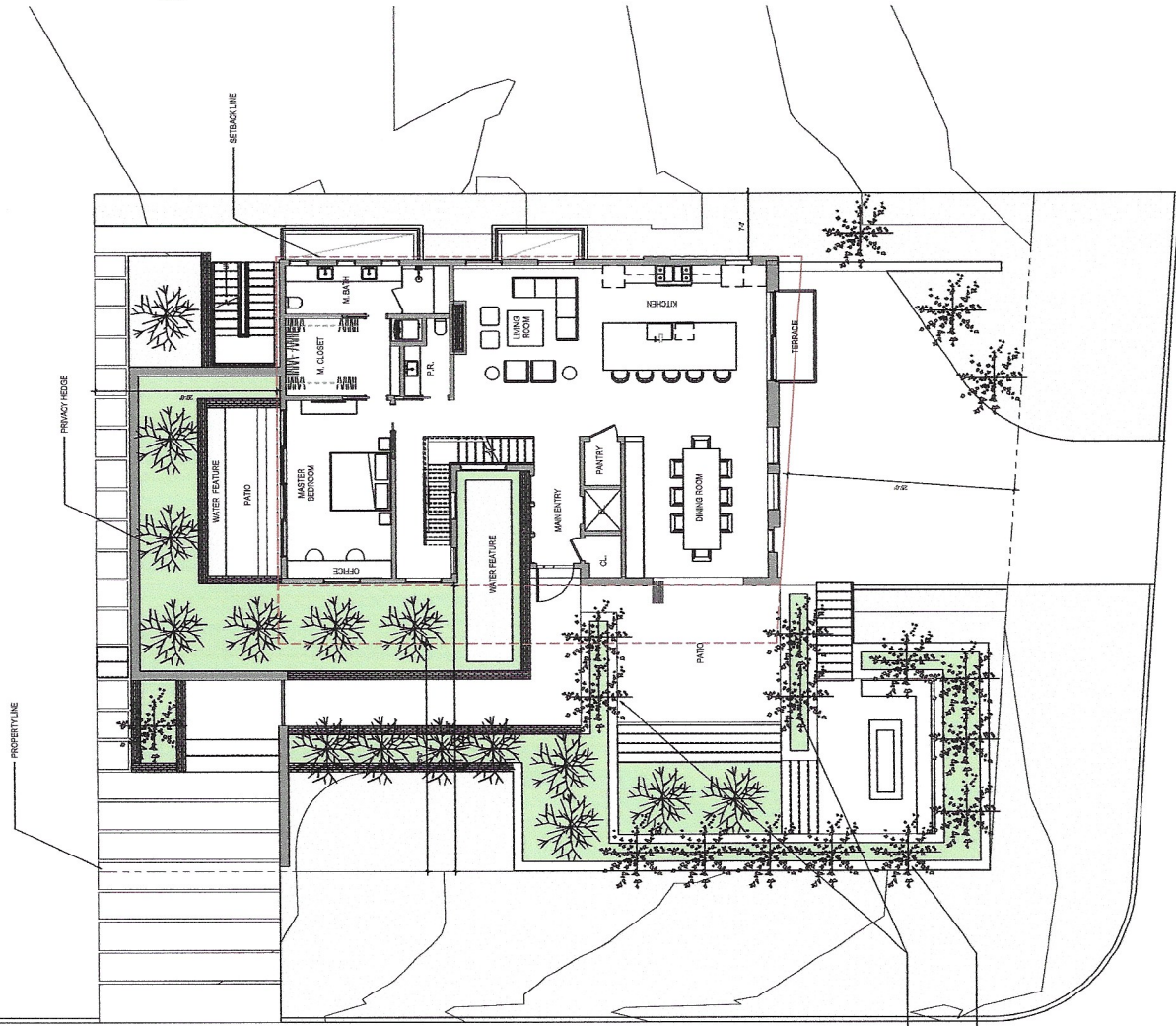
SCALE
1/4" = 1'-0"

DRAWING TITLE
BUILDING
ELEVATIONS

DRAWING NO.
A202

EXHIBIT NO. 5(b)

SITE PLAN - SHEET NOTES



SITE - FLR PLAN - LVL 01

EXHIBIT NO.

5(c)

PARADIGMoffice

ARCHITECTS

PARADIGMoffice, LLC
118 N. Main St., Suite 200
Beverly Hills, CA 90210
310.206.1234
PARADIGMoffice.com

ARCHITECT

PROJECT NAME

CHITSAZ &
ASHKTORAB
RESIDENCE

DESIGNER

DR. PARSH CHITSAZ &
DR. FARHAN
ASHKTORAB

ADDRESS

5007 HAMPTON LN.
BETHESDA, MD 20814

DATE

08/15/2023

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

ARCHITECT

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

ARCHITECT

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

ARCHITECT

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

ARCHITECT

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

ARCHITECT

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

ARCHITECT

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

ARCHITECT

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

ARCHITECT

SCALE

AS SHOWN

PROJECT NO.

2023-07

DESIGNED BY

A001

[illegible]

SETBACK LINE

ARCHITECTY

CLIENT NAME
DR. FARIDEH CHITSAZ &
DR. HASSAN
ASHKTOAB
ADDRESS
5007 HAMPDEN LN,
BETHESDA, MD 20814

[illegible]

These drawings and specifications are the property and copyright of PROFESSIONAL OFFICE, LLC. They shall not be used or reproduced for any other use or work except by their original user without the written consent of PROFESSIONAL OFFICE, LLC.

DRAWN BY
M. FISCHER

DRAWING TITLE
FLOOR PLAN
BASEMENT
LEVEL

A100

1 FLOOR PLAN - LOWER LEVEL

EXHIBIT NO.

5(d)

[illegible]

PARADIGMOffice, LLC.
1139 Neal St. NE,
Washington, DC 20002
202.550.3331
PARADIGMOffice.com

Abstract

Source: *U.S. Census Bureau, Current Population Reports, 1990*

PROJECT NAME
**CHITSAZ &
ASHKTORAB
RESIDENCE**

CLIENT NAME
DR. FARIDEH CHITSAZ &
DR. HASSAN
ASHKTROAB
ADDRESS
5007 HAMPDEN LN,
BETHESDA, MD 20814

REVISIONS / NOTES

[illegible]

These drawings and specifications are the property and copyright of PARACOM, LLC. They shall not be used or reproduced for any other use of work except by written agreement with PARACOM, LLC.

Figure 1

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 399–406

M. FISCHER

SCALE
As indicated

DRAWING TITLE
FLOOR PLAN
LEVEL 1

10



DRAWING NO.

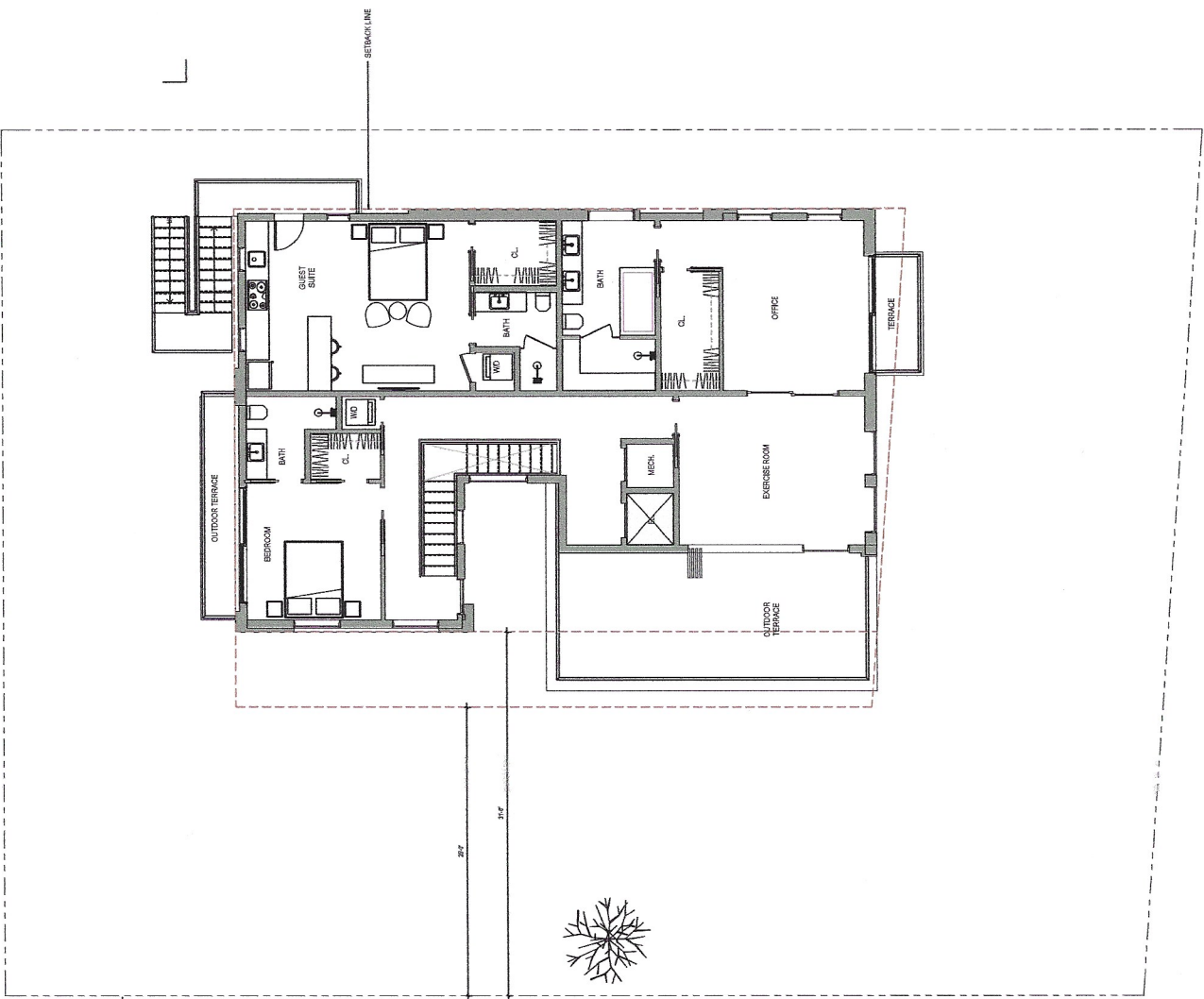
A101
DRAWING NO.

EXHIBIT NO.

5(e)

PARTITION - GENERAL NOTES

1. PARTITION TYPE: CONCRETE MASONRY UNIT (CMU) BLOCK WITH INTERIOR FINISHES.
2. WALLS SHALL BE CONSTRUCTED TO A MINIMUM OF 8" THICKNESS UNLESS OTHERWISE NOTED.
3. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
4. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.
5. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
6. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.
7. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
8. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.
9. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
10. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.
11. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
12. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.
13. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
14. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.
15. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
16. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.
17. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
18. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.
19. WALLS SHALL BE FINISHED WITH INTERIOR SURFACES TO MATCH EXISTING FINISHES.
20. WALLS SHALL BE FINISHED WITH EXTERIOR SURFACES TO MATCH EXISTING FINISHES.



1 FLOOR PLAN - LEVEL 2



PARADIGMOffice
1101 N. 10th St., Suite 200
Baltimore, MD 21202
410.527.1000
paradigmoffice.com

PROJECT NAME
CHITSAZ &
ASHKTOURAB
RESIDENCE

CLIENT NAME
DR. JASSEM
CHITSAZ &
ASHKTOURAB
5807 HAMPTON LN.
BETHESDA, MD 20814

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01-10-2020
2	ISSUED FOR PERMIT	01-10-2020
3	ISSUED FOR PERMIT	01-10-2020
4	ISSUED FOR PERMIT	01-10-2020
5	ISSUED FOR PERMIT	01-10-2020
6	ISSUED FOR PERMIT	01-10-2020
7	ISSUED FOR PERMIT	01-10-2020
8	ISSUED FOR PERMIT	01-10-2020
9	ISSUED FOR PERMIT	01-10-2020
10	ISSUED FOR PERMIT	01-10-2020

DESIGNED BY
M. FISHER

CHECKED BY
A. H. H. H.

DATE
01-10-2020

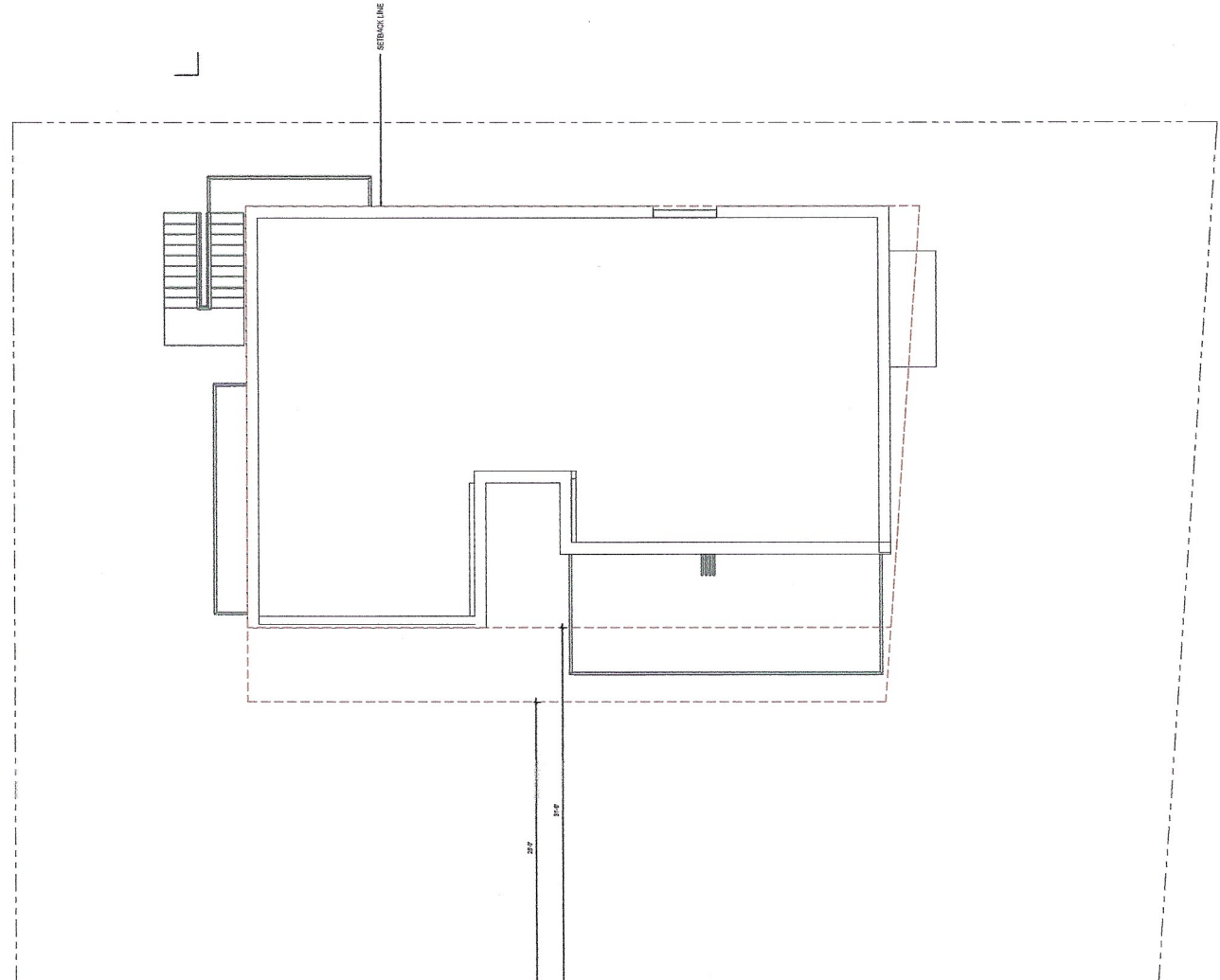
PROJECT TITLE
FLOOR PLAN
LEVEL 2

OWNER
CHITSAZ &
ASHKTOURAB

EXHIBIT NO. 5(f)

PARTITION - GENERAL NOTES

1. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
2. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
3. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
4. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
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10. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
11. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
12. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
13. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
14. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
15. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
16. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
17. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
18. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
19. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.
20. PARTITION SETTYPE - LOW REVENUE PARTITION THE AESTHETIC.



1 FLOOR PLAN - ROOF LEVEL
1/4\"/>



PARADIGMoffice
ARCHITECTS
1000 N. 10TH AVE., SUITE 200
DENVER, CO 80202
303.733.1313
PARADIGMoffice.com

PROJECT DETAILS
PROJECT NAME
**CHITSAZ &
ASHKTORAB
RESIDENCE**
CLIENT NAME
**DR. FARID CHITSAZ &
DR. FARID CHITSAZ &
ASHKTORAB**
ADDRESS
**3007 HAMPSHIRE LN.
BETHESDA, MD 20814**

REVISIONS	DATE	DESCRIPTION
1	01/15/2014	ISSUED FOR PERMIT
2	01/15/2014	ISSUED FOR PERMIT
3	01/15/2014	ISSUED FOR PERMIT
4	01/15/2014	ISSUED FOR PERMIT
5	01/15/2014	ISSUED FOR PERMIT
6	01/15/2014	ISSUED FOR PERMIT
7	01/15/2014	ISSUED FOR PERMIT
8	01/15/2014	ISSUED FOR PERMIT
9	01/15/2014	ISSUED FOR PERMIT
10	01/15/2014	ISSUED FOR PERMIT

DESIGNER
ARCHITECT
PARADIGMoffice
DESIGNER
M. FISCHER
SCALE
AS SHOWN
DRAWING TITLE
ROOF PLAN

DRAWING NO.
A103

EXHIBIT NO. **5(4)**

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

Mohammad(Mike)Razavi, P.E.- President Raztec Associates, Inc.

Education: University Of Minnesota, Institute of Technology (College of Engineering)
Civil Engineering, B.S. 1986

Professional Registration:
Professional Engineer, Maryland, 1997-Present

Experience:
13 years with this firm
21 years with other firms

Areas of Expertise:

31 years of experience in land development and site development projects in both the private and public sectors.

- Project Management
- Land Planning, Land Development, and Site Development
- Subdivisions, Preliminary Plans and Site Plans
- Interaction with local government entities for facilitating project reviews and permitting.
- Site Grading
- Storm Water Management
- Erosion and Sediment Control
- Flood Plain Studies
- Storm Drain Design
- Water and Sewer Design
- County Site Permits
- Road Design
- Project consultation

341 West Patrick Street, Frederick, MD. 21701. Tel.(301)775-4394
mike@raztecengineers.com

EXHIBIT NO. _____

8

***R*AZTEC ASSOCIATES, INC**

Civil Engineers

Land Planners

Resume-Mohammad(Mike)Razavi, P.E.

Representative Project

Private Sector Projects:

Prince George's County-Projects

- Reaching Hearts International Church – 830 seat church
- Mount Olives Baptist Church – 110 seat church
- Skyview Condominiums (Brinkley Road) – 95 unit apartment
- Clinton View Subdivision – 8 single family lots
- Valley View Subdivision -78 single family lots
- Saint Mark's SMU Church
- Horizon Hills- 3 Single family
- Forest Heights Municipal Building Stormwater Management Retrofit
- Greenvale Parkway-residential subdivision
- Moby Dick Restaurant Chain Headquarters Expansion
- 6201 Fallard Drive-Water and sewer design for office building
- Riverwatch Commons-70 unit townhouse project
- Boot Hill Road Subdivision

Montgomery County- Projects

- Watkins Mill Town Center – Majestic- Mixed Use high rise residential and commercial development
- RCCG-Jesus House Church- 1600 seat church
- Zorastrian Temple- 200 seat temple
- Bannockburn Swim Club Renovation Project
- Edgemoor Swim and Tennis Club Renovation Project
- Lone Oak Townes-5 unit townhouse development
- Church of Christ Manor Wood Church Renovation Project
- National Park Seminary- Multi unit residential project- townhomes and condominiums

To Whom It May Concern,

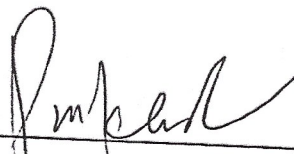
We are writing to express our support for our neighbors, Hassan Ashktorab and Farideh Chitsaz, and their plans to build a new single-family home on the property located at 5007 Hampden Lane in Bethesda, Maryland.

We understand that they are seeking a variance from the established building line. Specifically, they would like the building line to be 25 feet from the property line along Beverly Road. We have no objection to their variance request and are in support of it being approved.

Thank you for your consideration.

Sincerely,

PRAKASH LOUNGANI
Name-printed


Signature

Mary O'Neil
Name-printed
5005 Hampden Ln Bethesda

Mary O'Neil
Signature

April-28-2021
Date

5006 Hampden Ln, Bethesda
Address

EXHIBIT NO. 7(b)

To Whom It May Concern,

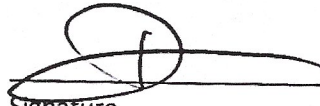
We are writing to express our support for our neighbors, Hassan Ashktorab and Farideh Chitsaz, and their plans to build a new single-family home on the property located at 5007 Hampden Lane in Bethesda, Maryland.

We understand that they are seeking a variance from the established building line. Specifically, they would like the building line to be 25 feet from the property line along Beverly Road. We have no objection to their variance request and are in support of it being approved.

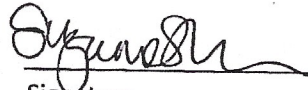
Thank you for your consideration.

Sincerely,

BRIAN JOHNSON
Name-printed


Signature

Suzanne Glassman
Name-printed


Signature

7405 Beverly Rd, Bethesda

Apr. 10/2021
Date

5010 Hampden Ln, Bethesda
Address

EXHIBIT NO. 7(a)

CASE NO. A-6707

PETITION OF HASSAN ASHKTORAB AND FARIDEH CHITSAZ

EXHIBIT LIST

1. (a) Entry of Appearance
(b) Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. (a) Site Plan (**Large**)
(b) Site Plan (**Reduced**)
(c) 5010 Edgemoor Lane Site Plan (**Large**)
(d) 5010 Edgemoor Lane Site Plan (**Reduced**)
5. (a) South and East Elevations (**A201**)
(b) West and North Elevations (**A202**)
(c) Site Plan Floor Plan (**A001**)
(d) Basement Floor Plan (**A100**)
(e) First Floor Plan (**A101**)
(f) Second Floor Plan (**A102**)
(g) Roof Plan (**A103**)
6. DPS building permit denial
7. (a)-(b) Letters of Support
8. Resume-Mohammad (Mike) Razavi, P.E., President of Raztec Associates, Inc.
9. (a) Certified Zoning Vicinity Map (**Large**)
(b) Certified Zoning Vicinity Map (**Reduced**)
(c) Subdivision Plat No. 146 (**Large**)
(d) Subdivision Plat No. 146 (**Reduced**)
10. (a)-(b) Photographs of posted signs
11. CD of Filing
12. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for July 14, 2021
13. _____

Real Property Data Search (w3)

Search Result for MONTGOMERY COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None										
Account Identifier:			District - 07 Account Number - 00487993							
Owner Information										
Owner Name:			ASHKTORAB HASSAN CHITSAZ FARIDEH				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:			5007 HAMPDEN LA BETHESDA MD 20814				Deed Reference:		/61254/ 00340	
Location & Structure Information										
Premises Address:			5007 HAMPDEN LN BETHESDA 20814-0000				Legal Description:		EDGEMOOR	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
HN22	0000	0000	7030023.16	0023		14	P9	2019	Plat Ref:	
Town: None										
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1933			3,050 SF		600 SF		7,353 SF		111	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
2	YES	STANDARD UNIT	FRAME/	5	4 full	1 Detached				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2019		07/01/2020		07/01/2021	
Land:			910,300		1,092,400					
Improvements			426,300		340,900					
Total:			1,336,600		1,433,300		1,401,067		1,433,300	
Preferential Land:			0		0					
Transfer Information										
Seller: FREEDMAN RANDY K &				Date: 12/03/2020				Price: \$1,625,000		
Type: ARMS LENGTH IMPROVED				Deed1: /61254/ 00340				Deed2:		
Seller: JONES, LYMAN G				Date: 09/09/1999				Price: \$617,500		
Type: ARMS LENGTH IMPROVED				Deed1: /17471/ 00309				Deed2:		
Seller:				Date: 01/14/1980				Price: \$15,000		
Type: ARMS LENGTH IMPROVED				Deed1: /05467/ 00061				Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class			07/01/2020			07/01/2021	
County:			000			0.00				
State:			000			0.00				
Municipal:			000			0.00 0.00			0.00 0.00	
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application							Date:			

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.